035.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	650,600 /	650,600
USE VALUE:	650,600 /	650,600
ASSESSED:	650,600 /	650,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEDRINI RICHARD R & GERALDINE/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	6 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEDRINI RICHARD R-ETAL -
Owner 2:	PEDRINI GERALDINE N -
Street 1:	6 GRANTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,322 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2260 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6322.000	259,900	500	390,200	650,600
Total Card	0.145	259,900	500	390,200	650,600
Total Parcel	0.145	259,900	500	390,200	650,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.93 | /Parcel: 287.9

Legal Description

User Acct 24501

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!2889!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	500	6,322.	390,200	650,600	650,600	Year End Roll	12/18/2019
2019	101	FV	216,700	0	6,322.	353,600	570,300	570,300	Year End Roll	1/3/2019
2018	101	FV	216,700	0	6,322.	335,300	552,000	552,000	Year End Roll	12/20/2017
2017	101	FV	216,700	0	6,322.	292,600	509,300	509,300	Year End Roll	1/3/2017
2016	101	FV	216,700	0	6,322.	250,000	466,700	466,700	Year End	1/4/2016
2015	101	FV	203,300	0	6,322.	231,700	435,000	435,000	Year End Roll	12/11/2014
2014	101	FV	203,300	0	6,322.	192,000	395,300	395,300	Year End Roll	12/16/2013
2013	101	FV	203,300	0	6,322.	182,900	386,200	386,200		12/13/2012

PRINT

Date	Time
12/10/20	18:13:47

LAST REV

Date	Time
12/01/20	10:36:03
jorourke	
2889	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEDRINI RICHARD	67049-431		4/6/2016	Convenience	1	No	No		
	11715-492		7/29/1969		16,000	No	No		N

USER DEFINED

Prior Id # 1:	24501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/1999	34	Redo Kit	11,000					REMODEL KITCHEN
7/13/1998	468	Alterati	10,000					ENCLOSE ROOM-REAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6322		Sq. Ft.	Site		0	64.	0.96	3									390,184						390,200	

Total AC/HA: 0.14513 | Total SF/SM: 6322 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 390,184 | Spl Credit | Total: 390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24322033
Const Adj.:	0.99000001
Adj $ / SQ:	129.233
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353125
Depreciation:	93225
Depreciated Total:	259900

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

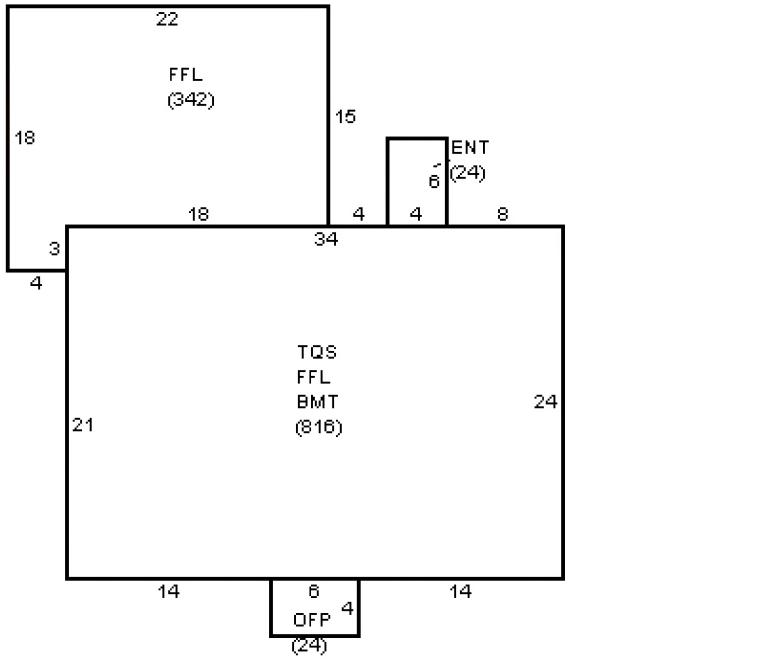
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.23
Special Features:	0	Val/Su Net:	98.67
Final Total:	259900	Val/Su SzAd	146.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,158	129.230	149,652
BMT	Basement	816	46.210	37,710
TQS	3/4 Story	612	129.230	79,090
ENT	ENTRY	24	26.140	627
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	2,634	Total:	268,124
Size Ad	1770	Gross Are	2838	FinArea 2260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500